

Document #4745

4/17/86

MEMORANDUM

APRIL 17, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	1		1	
Major new housing or rehabilitation	1		1	3
Residential (building expansions, subdivisions, etc.)	1			1
Parking; gas stations; repair garages			1	
Industrial; chemical storage				
Institutional	2			
Commercial; office; business	3			1
Hotels; restaurants				
Signs				

We recommend approval of one residential conversion:

Z-8363. 488 Beacon Street, Boston. Eight apartments.

We recommend approval of one new housing-rehabilitation referral:

Z-8607. 706-712 Huntington Avenue, Roxbury. Thirty-nine apartments.

We recommend approval of one residential building expansion:

Z-8443. 15 Colbert Street, West Roxbury. Two-story addition.

We recommend approval of two institutional referrals:

- Z-8627. 776 Washington Street, Dorchester. Expansion of day care program.
- Z-8638. 50 St. Paul Avenue, Jamaica Plain. Three-story addition to convent.

We recommend approval of three commercial, office, business referrals:

- Z-8451. 524-524B Tremont Street, Boston. Agency-professional offices.
- Z-8481. 115-125 Jersey Street, Boston. Restoration of fire damaged structure.
- Z-8623. 84 Summer Street, Boston. Office-retail structure.

We recommend denial of one referral:

- Z-8440. 4009 Washington Street, Roslindale. Sale of used cars.

We recommend denial without prejudice in two cases:

- Z-8437. 34A Adelaide Street, Jamaica Plain. Review plans with Authority.
- Z-8448. 87 Gordon Street, Brighton. Review plans with Authority.

We recommend deferral of five referrals:

- Z-8449. 6 Larch Street, Brighton. Meet with abutters and community.
- Z-8499. 46 Union Park, Boston. Meet with community group.
- Z-8509. 347A-347 Chelsea Street, East Boston. Traffic study to be initiated.
- Z-8566. 4873 Washington Street, West Roxbury. Plans being revised.
- Z-8452. 452 Park Drive, Boston. Authority must review plans.

BOARD OF APPEAL REFERRALS

April 17, 1986

Hearing

1.	Z-8363	4/29/86	George Dunsay 488 Beacon Street, Boston
2.	Z-8437	4/29/86	Edward D. Brookmeyer 34A Adelaide Street, Jamaica Plain
3.	Z-8438	4/29/86	Mario Musto 1414-1416 Hyde Park Avenue Hyde Park
4.	Z-8439	4/29/86	Dorothy E. Agnew 18 Boyden Street, Dorchester
5.	Z-8440	4/29/86	Domenic Mastro 4009 Washington Street, Roslindale
6.	Z-8443	4/29/86	John J. Reis 15 Colbert Street, West Roxbury
7.	Z-8445	4/29/86	Stephen Sohn 158-160 Commercial Street, Boston
8.	Z-8448	4/29/86	Gordon Street Trust 87 Gordon Street, Brighton
9.	Z-8449	4/29/86	Andrew A. & Ralph B. Moore 6 Larch Street, Brighton
10.	Z-8451	4/29/86	Carter Associates, Inc. 524-524A Tremont Street, Boston
11.	Z-8452	4/29/86	Allan Berfield 452 Park Drive, Boston
12.	Z-8481	4/29/86	Michael Stone 115-125 Jersey Street, Boston
13.	Z-8499	4/29/86	Weld Group, Ltd. 46 Union Park, Boston
14.	Z-8509	4/29/86	Anthony Imbriano 347-347 Chelsea Street East Boston
15.	Z-8566	4/29/86	Anthony Rosetti 4873 Washington Street West Roxbury
16.	Z-8607	4/29/86	Brigham & Women's Hospital, Inc. 706-712 Huntington Avenue Roxbury

BOARD OF APPEAL REFERRALS

April 17, 1986

Hearing

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|-----|--------|---------|--|
| 17. | Z-8610 | 4/29/86 | Mobil Oil Corporation
162-168 Warren Street, Roxbury |
| 18. | Z-8623 | 6/24/86 | Sumdev Trust
84 Summer Street, Boston |
| 19. | Z-8627 | 4/29/86 | Greater Boston YMCA
776 Washington Street, Dorchester |
| 20. | Z-8638 | 4/29/86 | Daughters of St. Paul
50 St. Paul Avenue, Jamaica Plain |

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SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/29/86 Z-8363
George Dunsay
488 Beacon Street
Boston

Site: 4½-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from nine to eight apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8363, George Dunsay, 488 Beacon Street, Boston, for variance for change of occupancy from nine to eight apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Combining two condominium units. No exterior alterations. Proximity to Esplanade alleviates open space deficiency.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8437
Edward D. Brookmeyer
34A Adelaide Street
Jamaica Plain

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from three-car garage to one-family dwelling; erect one-story addition.

Violation(s): Insufficient lot area, side, and rear yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-8437, Edward D. Brookmeyer, 34A Adelaide Street, Jamaica Plain, for four variances for change of occupancy from three-car garage to one-family dwelling and erect one-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Plans with respect to location of garage structure, addition, and parking should be reviewed with Authority.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8438
Mario Musto
1414-1416 Hyde Park Avenue
Hyde Park

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Erect two-car garage.

Violation(s): Condition use extension.
Insufficient front and rear yards.

VOTED: In reference to petition Z-8438, Mario Musto, 1414-1416 Hyde Park Avenue, Hyde Park, for conditional use and two variances to erect two-car garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Use appropriate. No apparent impact on mixed residential-manufacturing area.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8439
Dorothy E. Agnew
18 Boyden Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy to one-family dwelling and day care center.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-8439, Dorothy E. Agnew, 18 Boyden Street, Dorchester, for conditional for change of occupancy to one-family dwelling and day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. No record of legal occupancy, however, the 2½-story frame structure presently day care services for six children. Any expansion should be reviewed by the State Office for Children and abutters.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8440
Domenic Mastro
4009 Washington Street
Roslindale

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Use premises for sale and display of used cars.

Violation(s): Outdoor sale and display of used cars is forbidden use.

VOTED: In reference to petition Z-8440, Domenic Mastro, 4009 Washington Street, Roslindale, for forbidden use for use of premises to display and sell used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is presently occupied by gas service station and auto glass installation service both of which require movement of vehicles. Introduction of used car sales would create acute congestion and a visual impairment to Leshar Street.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8443
John J. Reis
15 Colbert Street
West Roxbury

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story side addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-8443, John J. Reis, 15 Colbert Street, West Roxbury, for two variances to erect two-story side addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Expansion of existing first floor sun porch and new second floor addition. Corner lot; left side abuts parking lot. No significant impact.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8448
Gordon Street Trust
87 Gordon Street
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 18 to 23 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8448, Gordon Street Trust, 87 Gordon Street, Brighton, for forbidden use and four variances for change of occupancy from 18 to 23 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant must review plans with Authority and address following concerns: density, lack of off-street parking, unit size, windows, light and air, and ventilation.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8449
Andrew A. & Ralph B. Moore
6 Larch Street
Brighton

Site: 2,927 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed within required front yard.

Insufficient lot area, width, frontage, front, and side yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8449, Andrew A. & Ralph B. Moore, 6 Larch Street, Brighton, for seven variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans to develop small 2,900 square foot sloped lot with abutters and community.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8451
Carter Associates, Inc.
524-524A Tremont Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from residence and store to four
apartments, store, and office.

Violation(s): Professional and agency offices are forbidden
uses.

Excessive floor area ratio.

VOTED: In reference to petition Z-8451, Carter Associates,
Inc., 524-524A Tremont Street, Boston, for two
forbidden uses and variances for change of occupancy
from residence and store to four apartments, store,
and office in an apartment (H-3) district, the
Boston Redevelopment Authority recommends approval
with proviso that plans be submitted to the
Authority for design review approval and that
appellant review plans with Eighth Streets
Neighborhood Association. Office uses compatible
with residential-local business character of
immediate area.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86

Z-8452
Allan Berfield
452 Park Drive
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Erect penthouse addition to 22-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-8452, Allan Berfield, 452 Park Drive, Boston, for two variances to erect penthouse addition to 22-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant submits plans to the Authority for review.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8481
Michael Stone
115-125 Jersey Street
Boston

Site: One-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from laundromat and five stores
to laundromat and three stores.

Violation(s): Structural change to nonconforming use.
Change in nonconforming use.

VOTED: In reference to petition Z-8481, Michael Stone, 115-125 Jersey Street, Boston, for change in nonconforming use for change of occupancy from laundromat and five stores to laundromat and three stores in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Restoration of fire-damaged, abandoned commercial structure. A laundromat was formerly located on site.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8499
Weld Group, Ltd.
46 Union Park
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Erect shed dormer and deck additions to six-unit apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8499, Weld Group, Ltd., 46 Union Park, Boston, for conditional use to erect shed dormer and deck additions to six-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant must review plans with Union Park Association, South End Historical Society and abutters. Major concerns are: visibility of dormer and deck from front of building, compliance with applicable codes for historic renovation, and widening front yard area way.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8509
Anthony Imbriano
347A-347 Chelsea Street
East Boston

Site: One-story structure

District(s): General business (B-1)

Purpose: Erect one-story addition to restaurant structure.

Violation(s): Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-8509, Anthony Imbriano, 347A-347 Chelsea Street, East Boston, for two variances to erect one-story addition to restaurant structure in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Restaurant is located in Day Square, a very busy and congested intersection of Bennington, Saratoga and Chelsea Streets. Parking and transportation access to the Square as well as traffic flow has become severely restricted. City of Boston Traffic and Parking Department will conduct a study of the area. In order to facilitate an accurate study and efficient application of mitigation measures, business expansion and new construction should be deferred until after the study and solutions have been identified.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8566
Anthony Rosetti
4873 Washington Street
West Roxbury

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Erect two-story ten-apartment (condominiums) structure.

Violation(s): Insufficient lot area, front, side, and rear yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-8566, Anthony Rosetti, 4873 Washington Street, West Roxbury, for five variances to erect two-story ten-apartment structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has submitted revised plans to the Authority for review and comprehensive recommendation.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8607
Brigham & Women's Hospital, Inc.
706-712 Huntington Avenue
Roxbury

Site: Four-story structure

District(s): General business (B-1)

Purpose: Change occupancy from dormitory, office, and accessory hospital uses to 39 apartments, retail offices, and garage.

Violation(s): Excessive floor area ratio.

Insufficient open space, off-street parking, and parking design.

VOTED: In reference to petition Z-8607, Brigham and Women's Hospital, Inc., 706-712 Huntington Avenue, Roxbury, for four variances for change of occupancy from dormitory, office, and accessory hospital uses to 39 apartments, retail stores, and garage in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Mission Hill Neighborhood Housing Services intends to rehabilitate this historic brownstone structure, formerly the Peter Bent Hotel and more recently nurses dormitory for 39 apartments, 25% of which will be rented to low- and moderate-income persons and families through MHFA financing programs. First floor will contain 1650 square feet of retail-office space and 12-car basement garage. Authority has reviewed plans.

Board of Appeal Referrals

4/17/86

Hearing: 6/24/86 Z-8623
Sumdev Trust
84 Summer Street
Boston

Site: One-story structure

District(s): General business (B-10)

Purpose: Erect six-story office-retail structure.

Violation(s): Accessory parking is conditional use.
Insufficient rear yard and off-street loading.

VOTED: In reference to petition Z-8623, Sumdev Trust, 84 Summer Street, Boston, for conditional use and two variances to erect six-story office-retail structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed development is consistent with the character of the historic Church Green area. Plans have progressively reviewed by the Authority.

Board of Appeal Referrals

4/17/86

19

Hearing: 4/29/86 Z-8627
Greater Boston YMCA
776 Washington Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition.

Violation(s): Increase in conditional use.

VOTED: In reference to petition Z-8627, Greater Boston YMCA, 776 Washington Street, Dorchester, for conditional use to erect one-story addition to YMCA structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will allow expansion of existing day care program from 20 to 42 children and compliance with State Office of Children standards. Plans should address vehicular egress and children drop off concerns.

Board of Appeal Referrals

4/17/86

Hearing: 4/29/86 Z-8638
Daughters of St. Paul
50 St. Paul Avenue
Jamaica Plain

Site: Four-story structure

District(s): Single-family (S-.3)

Purpose: Erect three-story addition to convent structure.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-8638, Daughters of St. Paul, 50 St. Paul Avenue, Jamaica Plain, for variance to erect three-story addition to convent in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Small addition to consist of solarium, dormitory space, and study rooms will be consistent with existing structure and not visible from street.

